

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-18341 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) TO REMOVE THE CONDITION THAT REQUIRED ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS. WALL HEIGHTS SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE THE FINISHED GRADE, UNLESS OTHERWISE STIPULATED. ALL PERIMETER WALLS, INCLUDING A COMBINATION OF RETAINING AND SCREEN WALLS, SHALL NOT EXCEED EIGHT FEET IN HEIGHT, MEASURED FROM THE BASE OF THE RETAINING WALL, WITHOUT THE APPROPRIATE STEPBACKS for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN 138-08-116-020 and 021) R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-2418
6. Submitted after final agenda – Revised Site Plans by staff

Motion made by LARRY BROWN to Approve Subject to Conditions and the following added condition as read for the record:

- A. The perimeter block wall shall be constructed in conformance to the site and elevation plans date stamped 2/7/2007.

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The amended plan depicted three pony walls in front of the perimeter wall. This would help eliminate the cavernous feel going down Alexander Road. He pointed out the first section will be approximately 25 feet; the following will be 33 feet and the final section will be 26 feet down Alexander Road and wrap around an additional 78 feet down Campbell Road. The pony wall would range from one to three feet. He thanked COUNCILMAN BROWN, DARCY HAYES and DOUG RANKIN for meeting with him.

COUNCILMAN BROWN commended MR. RANKIN for being instrumental, not only for meeting on site, but for coming up with appropriate revisions.

MARGO WHEELER, Director of Planning and Development Department, clarified that Condition 11 would be removed and recommended an additional condition that the perimeter block wall shall be constructed in conformance to the site and elevations plans date stamped 2/7/07.

MAYOR GOODMAN declared the Public Hearing closed.